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MONTHLY MAINTENANCE REPORT
MONTH ENDING DECEMBER 31, 2005

(End of 3rd Quarter of Fiscal Year 2006)

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01/05/06

JNT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

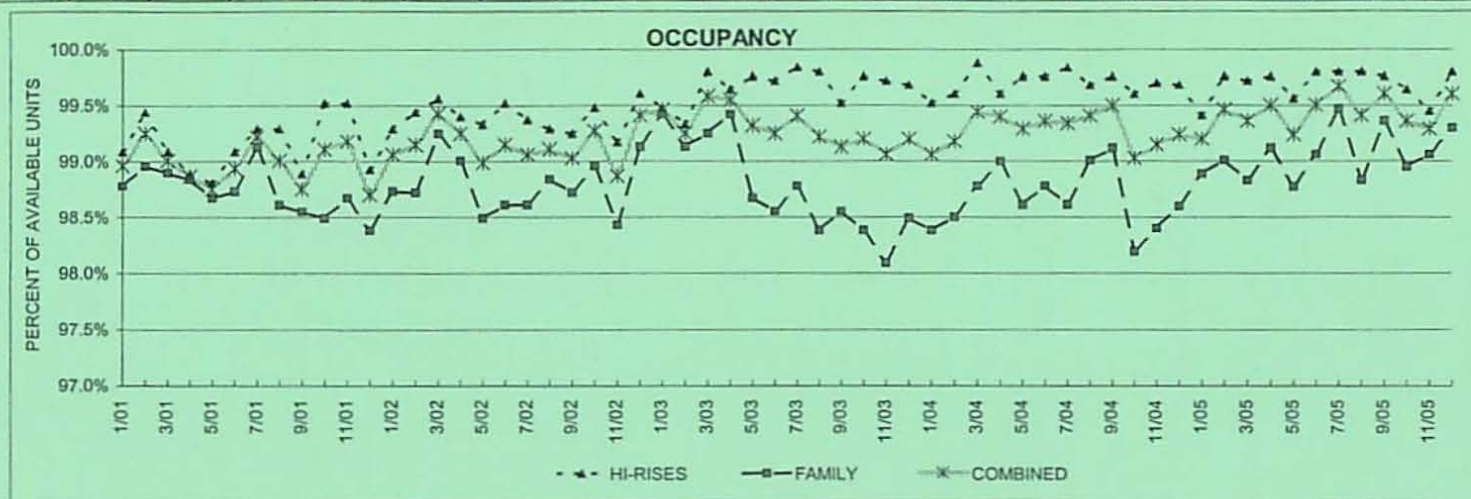
December 2005

Month Ending 12/31/2005

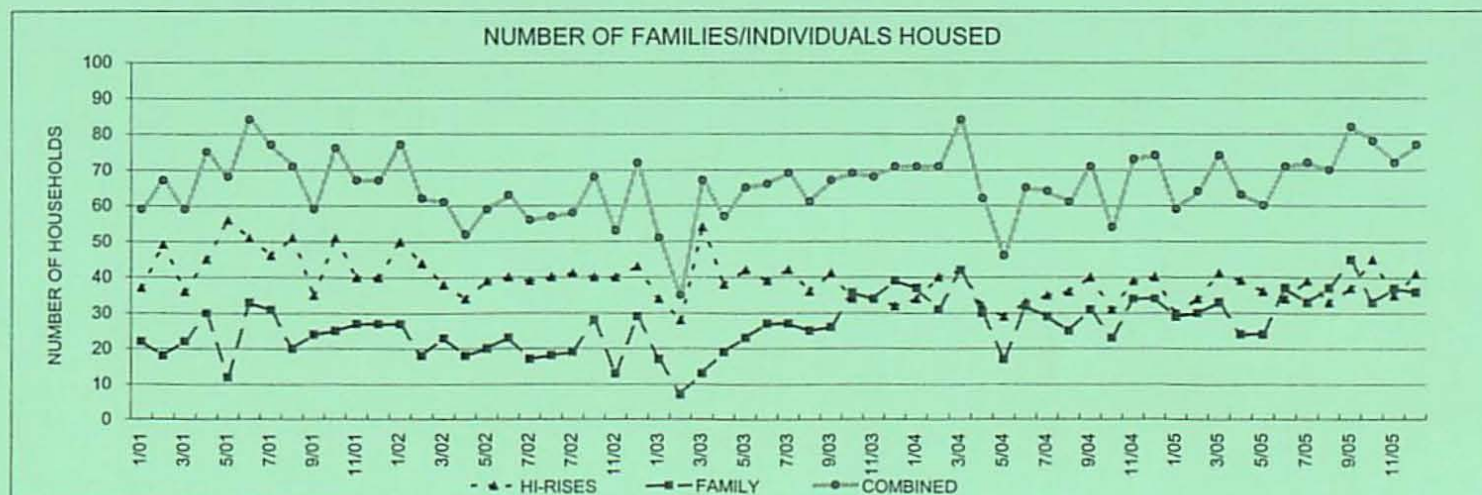
	Name or Address	Present Total Hi-rise Units	Present Total Family Units	Total Non- DUs	Avail'ble for Occu- pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn- around Time (Days)
↓ #	FAMILY DEVELOPMENTS										
4,8A	John J. McDonough Homes	0	580	1	579	6	98.96%	12	9	11	55
	Franklin D. Roosevelt Homes	0	314	0	314	1	99.68%	7	7	9	16
3,8B,10,39	Mt. Airy Homes & Rehabs	0	298	0	298	0	100.00%	4	3	4	30
9	Dunedin Terrace, including	0	104	0	104	0	100.00%	4	4	5	17
7	16 W. Side Duplexes										
	SUBTOTAL DEVELOPMENTS	0	1,296	1	1,295	7	99.46%	27	23	29	33
	SCATTERED SITES - FAMILY										
-20	Scattered Sites	0	17	0	17						
-22	Scattered Sites	0	0	0	0						
1-23	Scattered Sites	0	26	0	26						
1-29	Scattered Sites	0	67	0	67						
1-30	Scattered Sites	0	25	0	25						
1-31	Scattered Sites	0	75	0	75						
1-32	Scattered Sites	0	26	0	26						
1-33	Scattered Sites	0	44	0	44						
1-34	Scattered Sites	0	50	0	50						
1-35	Scattered Sites	0	16	0	16						
1-37	Scattered Sites	0	25	0	25						
1-5	Central Duplexes	0	42	0	42						
8	Scattered Sites	0	1	0	1						
	Subtotal Scattered Sites	0	414	0	414	5	98.79%	9	8	7	23
	SUBTOTAL FAMILY	0	1,710	1	1,709	12	99.30%	36	31	36	31
	HI-RISES										
1-3	Mt. Airy Hi-Rise	153	0	1	152	0	100.00%	1	1	3	25
1-5	554 Central Hi-Rise	141	0	1	140	0	100.00%	6	3	2	8
1-6	261 E. University Hi-Rise	159	0	2	157	0	100.00%	0	0	2	43
1-7	325 Laurel Hi-Rise	104	0	2	102	0	100.00%	1	1	2	30
1-9	469 Ada Hi-Rise	142	0	1	141	0	100.00%	3	3	1	28
1-11	899 S. Cleveland Hi-Rise	144	0	1	143	0	100.00%	0	0	0	0
1-13	1743 East Iowa Hi-Rise	148	0	1	147	0	100.00%	2	3	5	19
1-14	1300 Wilson Hi-Rise	187	0	1	186	0	100.00%	0	1	2	29
1-15	727 Front Hi-Rise	151	0	1	150	0	100.00%	5	7	5	18
1-16	280 Ravoux Hi-Rise	220	0	1	219	0	100.00%	2	2	3	21
1-17	545 Wabasha Hi-Rise	71	0	1	70	2	97.14%	2	2	1	1
1-18	1085 Montreal Hi-Rise	185	0	3	182	2	98.90%	2	2	3	1
1-19	10 West Exchange Hi-Rise	194	0	1	193	0	100.00%	3	3	4	2
1-24	1000 Edgerton Hi-Rise	219	0	1	218	0	100.00%	2	2	3	1
1-26	777 North Hamline Hi-Rise	186	0	3	183	1	99.45%	2	2	3	1
1-27	825 Seal Hi-Rise	144	0	1	143	0	100.00%	2	2	2	1
	SUBTOTAL HI-RISES	2,548	0	22	2,526	5	99.80%	33	34	41	
	TOTALS	2,548	1,710	23	4,235	17	99.60%	69	65	77	
2118 VACANCY DAYS		Present	Present	Total	Avail'ble	Vacant	Percent	Units	Units	Units	Turn
955 Make Ready Days		Total	Total	Non	for	at	Occupied	Vacated	Ready	Leased	around
1163 Lease Up Days		Hi-rise	Family	DUs	Occu-	Month	at End	During	During	During	Time
		Units	Units		pancy	End	of Month	Month	Month	Month	(Day)

DATE: 1/5/2006

	OCCUPANCY									FY2006												YTD
	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005		1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	AVG
HI-RISES	99.0%	98.9%	98.9%	99.1%	99.2%	99.4%	99.7%	99.7%		99.4%	99.8%	99.7%	99.8%	99.6%	99.8%	99.8%	99.8%	99.8%	99.6%	99.5%	99.8%	99.7%
FAMILY	99.6%	99.0%	99.3%	98.9%	98.7%	98.9%	98.6%	98.8%		98.9%	99.0%	98.8%	99.1%	98.8%	99.1%	99.5%	98.8%	99.4%	99.0%	99.1%	99.3%	99.1%
COMBINED	99.2%	98.9%	99.1%	99.0%	99.0%	99.2%	99.3%	99.3%		99.2%	99.5%	99.4%	99.5%	99.2%	99.5%	99.7%	99.4%	99.6%	99.4%	99.3%	99.6%	99.5%
# Vacant	34	46	40	41	42	34	32	29		34	23	27	21	32	21	14	25	17	27	30	17	23



	NUMBER OF FAMILIES HOUSED (UNITS LEASED, INCLUDING TRANSFERS)									FY2006												YTD
	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005		1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	AVG
HI-RISES	44	42	47	42	46	39	38	35		30	34	41	39	36	34	39	33	37	45	35	41	38
FAMILY	28	30	18	21	25	19	30	29		29	30	33	24	24	37	33	37	45	33	37	36	34
COMBINED	72	73	65	63	70	57	68	64		59	64	74	63	60	71	72	70	82	78	72	77	72



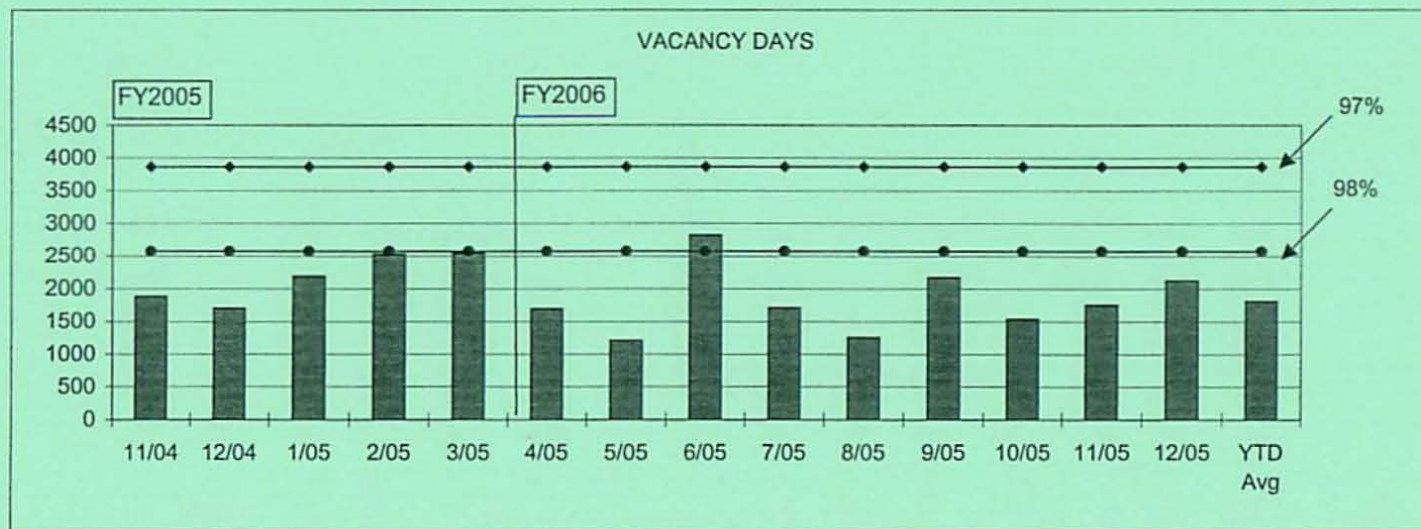
VACANCY DAYS

MONTHLY	11/04	12/04	1/05	2/05	3/05	FY 2006		4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	YTD Avg
UNITS LEASED	73	74	59	64	74	63	60	71	72	70	82	78	72	77	72	72	72
VACANCY DAYS	1880	1700	2185	2526	2544	1,690	1208	2824	1708	1257	2167	1540	1751	2118	1807	16263	16263
VACANCY RATE (Cumulative)	1.36%	1.35%	1.38%	1.45%	1.49%	1.33%	1.12%	1.48%	1.44%	1.34%	1.40%	1.37%	1.37%	1.40%	1.36%	1.36%	1.36%
OCCUPANCY RATE	98.64%	98.65%	98.62%	98.55%	98.51%	98.67%	98.88%	98.52%	98.56%	98.66%	98.60%	98.63%	98.63%	98.60%	98.64%	98.64%	98.64%

OCCUPANCY TARGETS:	97%	98%
Average Monthly Vacancy Days	3,864	2,576
Annual Vacancy Days	46,373	30,916

FY2006 YEAR TO DATE

98.64% ACTUAL OCCUPANCY	
1,807 Average Monthly Vacancy Days	
16,263 Total Vacancy Days (Year to Date)	



"Vacancy Days" is scored under the "Occupancy Loss" component of the PHAS Financial Condition score.

"Modernization Vacancy Days" have not been deducted from the totals shown above.